



85 Mike Ralph Way SW, Calgary, Alberta - \$1,075,000



Main Photo


Property Description

OPEN HOUSE SATURDAY (September 20) from 2-4 PM! Welcome to this stunning DETACHED family home tucked away on a quiet corner lot in the highly sought-after community of Garrison Green. Offering over 2,800 square feet of thoughtfully developed living space, this property combines timeless charm with modern upgrades. The open-concept main floor is filled with natural light and designed for both everyday living and entertaining. A spacious kitchen features a large island with seating on two sides, quartz countertops and backsplash, stainless steel appliances, and a generous pantry. The formal dining room is perfect for hosting, while the full-width great room with a cozy gas fireplace invites you to unwind. A stylish powder room with wallpaper accents and a practical mudroom complete the main level. Upstairs, you'll find three inviting bedrooms—all with vaulted ceilings. The primary retreat boasts a large walk-in closet and a spa-inspired ensuite with dual sinks, a soaker tub, and a separate shower. Convenient upper-



level laundry (washer/dryer replaced in 2023) and continuous hardwood flooring add elegance. The fully finished basement expands your living space with a large recreation room, an additional spacious bedroom with walk-in closet, a full bathroom, and utility/storage room. Notable upgrades include hickory hardwood flooring, designer lighting, quartz counters throughout, Hunter Douglas blinds, professional painting, new air conditioning (2025), a smart doorbell, a replaced furnace heat exchanger (2024), and exterior holiday lights (Winducks). Step outside to enjoy the beautifully landscaped backyard with lush grass, a private patio, and a fire pit area—perfect for relaxing or entertaining. With southwest exposure, the yard is bathed in sunlight throughout the day. An oversized double garage with paved alley access completes the package. All of this, just steps from Mount Royal University, neighborhood parks and playgrounds, and minutes from shopping, restaurants, and downtown Calgary. Floor plans and a 3D tour are readily available, providing a glimpse into this dream home!

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